



PLANNING COMMISSION

MINUTES

March 11, 2009

7:30 P.M.

CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
COUNCIL CHAMBERS

COMMISSION MEMBERS

Edward Whelan, III, Chair
Roy McAfee, Vice-Chair
Dr. Roy Gratz, Secretary
Vic Ramoneda
Ricardo Rigual
Susan Spears

CITY STAFF

Raymond P. Ocel, Jr., Director
of Planning & Comm. Dev.
Kevin Utt, Building & Development
Services

1. CALL TO ORDER

The March 11, 2009 Planning Commission meeting was called to order at 7:30 p.m. by Chairman Ed Whelan who explained the standard meeting procedures.

2. PLEDGE OF ALLEGIANCE

PUBLIC HEARING ITEMS

1. **SUP2009-03: Cal Ripken, Sr. Foundation** - Special Use Permit request to develop a youth development park on City owned property located at the terminus of Wicklow Drive. The property is zoned R-1 Residential which permits athletic fields and related uses with a special use permit. The property is designated as Parkland on the Future Land Use Map contained within the 2007 Comprehensive Plan.

Mr. Ocel introduced Robert Antozzi, Director of Parks, Recreation and Public Facilities, who was available to answer questions of the Commission.

Mr. Ocel said this is a request by the Cal Ripken Sr. Foundation (Foundation) to obtain a special use permit in order to develop a youth development park on City owned property located at the terminus of Wicklow Drive. The property contains approximately 48 acres of land and is zoned R-1 Single Family Residential. The property is vacant while a northerly portion of the site was used to stock pile silt from when the dam on the river was removed. Timbers removed from the dam are being stored on the property at this time.

All of the properties surrounding this site are also zoned residential with the exception of the Bragg Hill Family Life Center to the west. The new subdivision to the east, River Walk is zoned R-4 and is being developed with single family houses.

The applicant proposes to construct three baseball fields and supporting facilities on the property and the field will not be lighted. The fields are designed to provide recreational and educational experience for children, particularly in at risk communities. The supporting facilities include an administration building that will house offices, classrooms, restrooms and a concession stand. Fundraising will determine when this building will be built as the Foundation is in the process of raising construction funds. Other improvements that are shown on the generalized development plan (GDP) include: a batting cage, storage facility, playground and walkways around the site. A 91 space parking lot is also included. A future 83 space parking lot is proposed if the 91 space parking lot cannot adequately accommodate the users and visitors of the site. The Foundation states that many of the kids using the fields will come on buses as opposed to being driven to the fields.

Each field will have seating for 30 visitors and all three fields will not be used at the same time. At this time, the Foundation has enough funds to construct two of the fields. The City will rough grade the site and bring water and sanitary sewer lines up to the property per agreement with the Foundation. The City's Department of Parks and Recreation will maintain and operate the facility once it is constructed.

Vehicular access to the site will be provided by Wicklow Drive. The proposed parking lot will be located at the terminus of Wicklow Drive. The traffic signal located at the intersection of Fall Hill Avenue and Wicklow Drive and the east bound left turn lane onto Wicklow Drive will greatly assist in serving the users of this property.

Special use permits are evaluated utilizing the criteria contained within section 14-704 of the Zoning Ordinance and they include:

- (a) The proposed special use at a specified location shall be:
 - (1) In harmony with the adopted comprehensive plan;
 - (2) In harmony with the purpose and intent of the zoning district regulations;
 - (3) In harmony with the existing uses or planned uses of neighboring properties.
- (b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.
 - (1) In harmony with the adopted comprehensive plan.

The future land use map contained within the Comprehensive Plan designates this property as Parkland as this designation was applied when the Comprehensive Plan was updated and adopted in 2007 for this very purpose. The surrounding properties are designated Residential and lie within Land Use Planning Area 4: Fall Hill/Mary Washington Hospital. The Plan provides specific language for this property in the following manner:

Parcel 4-B: The City of Fredericksburg owns this 48 acre site. Four to five acres on the uplands have been used for the deposition of material dredged from behind the Embrey Dam prior to its removal from the river. Approximately half of this acreage consists of steep slopes, which are adjacent to the river and should be kept in their natural state. The uplands are proposed to be developed with a park.

The application will assist in meeting recommendation #4 in this planning area:

4. Protect and maintain the natural and scenic qualities of the Rappahannock River.

Additionally, the recreation standards found in table 5-2 on page A-59 of Appendix A in the Comprehensive Plan provide that a city the size of Fredericksburg should have 4 baseball fields while the table notes two. Therefore, these three new baseball fields will assist in meeting this goal. It must be noted however, that when Mahone Street extended is extended to Fall Hill Avenue, at least one of the two baseball fields that front Fall Hill Avenue will have to be removed.

(2) In harmony with the purpose and intent of the zoning district regulations.

The intent section of the R-1 zoning district states that the R-1 district is established to provide for single family detached dwellings at a density not to exceed two dwelling units per acre, to allow other selected uses which are compatible with the low density residential character of the district, and to implement the stated purposes and intent of this article. The application of this division shall be compatible with the residential development of currently vacant land into subdivision of ten acres or more.

The proposed facility fits within the intent section of the R-1 district as it is a use which is compatible with the low density residential character of the district

The corresponding uses permitted by right and by special use permit are listed because they contribute towards meeting the intent of the district. An athletic facility is permitted in this industrial district because it is use needed to serve the residents of the City and surrounding areas and as supported by the Comprehensive Plan.

(3) In harmony with the existing uses or planned uses of neighboring properties.

The area abutting the facility contains various residential uses and open space and this use will not be a detriment to those uses. Land to the west that is zoned R-1 is vacant and was subject to a rezoning application three years ago but was rejected. Staff is unaware of any additional proposed development in the area.

(b) The proposed special use and related improvements shall be designed, sited, landscaped and otherwise configured such that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof.

The development of the property for the proposed facility is shown on sheet C1.1 contained within the submitted set of plans. This sheet shows the location of baseball fields, the parking lot and the other supporting facilities. It also shows a path system linking the parking area to the three ball fields as well as a wider path for small maintenance vehicles to use. If approved and developed in this manner, the property will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair the economic, social or environmental value thereof. On the other hand, it will provide additional activity in the area; improve an underutilized property and expand recreational opportunities.

As shown on sheet L1.1, a solid evergreen line of trees will be planted between the parking area and the adjacent lots in the River Walk Subdivision in order to provide a screen between the rear of the lots and the facility.

Based upon the application meeting the criteria noted above, staff recommends that if the special use permit is recommended for approved, the following conditions are recommended:

1. At least two of the fields shall be available for use within one year of the date of the adoption of the City Council Resolution.

2. That the proposed use of the property is permitted only so long as it continues and is not discontinued for more than two years.
3. That the development of the property be in substantial accord with the Generalized Development Plan prepared by the Timmons Group dated 02-13-09.

Mr. Ramoneda asked how the seating capacity of 30 for each field was determined.

Mr. Ocel said that during discussions the applicants had determined that 30 would be a good number because they are looking at most of the children coming in on buses together versus individual parents driving to the game and staying.

Mr. Antozzi said they believe it is a good number to start with but that they can provide additional seating in the future if they see that it is a problem.

Mr. Rigual noted that in looking at the plans as they relate to the size of the fields it appears that the fences are all less than 300 feet and asked if they are designed to be used by children 12 years old and under.

Mr. Antozzi said that this is correct.

Mr. Rigual asked if any consideration had been given to provide a field for the older children.

Mr. Antozzi said that James Monroe has one and plans for another so they believe that should be adequate as there is less participation as children get older.

Onjil McEachin, 1006 River Walk Street, said the application states that 91 parking spaces are proposed and *perhaps* an additional 83 spaces, if needed. Also, she said the staff report notes that only one field would be used at a time and 30 seats would be available. Her concern, she said, is that with the amount of parking proposed that the City anticipates perhaps a lot more people coming to the subject area and since there is only one entrance, Wicklow Drive, she asked how the City would be handling the traffic. She noted there are currently no sidewalks or lane divides on Wicklow Drive. She recommended that sidewalks be installed, stripping be provided on Wicklow Drive, and additional buffers be installed.

Mr. James Lawrence, 802 Carline Street, asked that plenty of benches and/or bleachers be provided for the public to enjoy.

Mary Tanner, 1032 Bakersfield Lane, said she has many concerns regarding this development. She said the street that dead ends into the development has no sidewalks and is not a double lane street (no line down the center). She said there are people that come from Fall Hill Apartments that cut holes in the fence and cross the street in the middle of the night and go into the other development of Central Park Townhouses, risking getting hit by a car. She said she has safety concerns and that Fall Hill Apartments will not take care of their development and the fences surrounding it to ensure that people do not come across in this manner. She said there are nothing but problems in this area with the people who live in the Central Park Townhouses and the people who live in the Fall Hill Apartments. She said it is not fair to the people who have homes in this area that are worth several hundred thousand dollars. She said she hopes the value of their properties would go up with this proposed development (athletic field) coming in, but believes it is going to continue to decline because of what is around it.

John Parker, 1044 Bakersfield Lane, said he is proud to see this complex coming in as an opportunity for the youth. However, he echo's many of the sentiments of those who spoke before him. He said he would like to see additional police presence and would hope that the buffer zone would be improved, such as adding a sound barrier. He said he was very happy to see the ballpark coming into the neighborhood.

Being no additional public comment, Mr. Whelan closed the public hearing on this application.

2. **SUB2009-01: Plat of Subdivision: Lot 8 Cowan Professional Park** - Proposed subdivision of Lot 8, 16.183 acres into two lots at Mary Washington Hospital Medical Campus, the new Lot 8-A will be 6.439 acres and the remaining portion of Lot 8 Moss Free Clinic will be 9.744 acres. The property is Zoned C-T and is shown on Tax Map 300-1-8.

Mr. Utt, Building and Development Services, presented the application. He said all the requirements of the City's Zoning and Subdivision Ordinances have been addressed and satisfied for the Plat of Subdivision.

Mr. Ocel said that this is one of those types of subdivisions where you are carving off one piece of land from a larger piece of land that when we come back with additional zoning and subdivision ordinance regulations we will probably have a provision in the ordinance to allow single subdivisions like this to be done administratively.

Dr. Gratz noted that the proposed subdivision is creating an odd J shaped lot and another lot that is also odd shaped with a narrow neck between two parts. Lot 8 appears to be a J shape with a very long stem up above and then the part where the clinic is located appears to be the bottom of the J. Lot 8A appears to have one wing, a narrow area, and then broadens out into a larger space.

Mr. Ocel said that Dr. Gratz is correct. He said these are not your typical rectangular lots but they do meet all the zoning criteria as far as size, lot width, etc. He said the elongated piece of property with Lot 8 is within the Virginia Power easement running through the hospital campus and you cannot build buildings under them so those types of areas are typically used as parking lots.

Dr. Gratz said it seems like it invites itself to further subdivision somewhere down the road. He said particularly the lot with the two "wings" with the narrow neck between.

Mr. Utt referred to the overall site plan and said the buildings are going to be located on the Lot 8A area and the other portion that Dr. Gratz refers to as wings is going to be another adjoining parking lot, which will adjoin the other existing parking lots.

Mike Bagby, Civil Engineer for the project, 1985 Jefferson Davis Highway, said the Women Services Facility is proposed to be built on lot 8A. The remainder of lot 8, he said, is where the Moss Free Clinic is now and existing parking.

There was no public comment on this item.

Mr. Whelan closed the public hearing on this item.

3. **SUB2009-02: Plat of Subdivision: Eagle Village:** Proposed subdivision of existing Tax Map 249-2-1257 consisting of 21.1921 acres to be divided into two parcels, Parcel A consisting of 14.0647 acres and Parcel B consisting of 7.0491 acres on Jefferson Davis Highway, Zoned C-SC and is currently under review for Re-Zoning to PD-MU.

Mr. Utt, Building and Development Services, presented the application. He said all the requirements of the City's Zoning and Subdivision Ordinances have been addressed and satisfied for the Plat of Subdivision.

There was no Commissioner comment or public comment on this item.

Mr. Whelan closed the public hearing on this item.

4. **STPN2009-01: Site Plan – Eagle Village Phase I:** Proposed demolition (a group of buildings in the northern portion of the existing Park and Shop Shopping Center) to allow for the new construction of a 5-story, 205,848 square foot student housing building with 156 apartments and 624 beds; a 4-story, 12,000 square foot mixed used building for retail, office or restaurants; and a 5-story, 552 space 206,000 square foot parking deck with a 20,000 square foot retail space under the parking deck. The property is located in the 1100 Block of Jefferson Davis Highway, Tax Map #249, Zoned C-SC, and is currently under review for Re-Zoning to PD-MU.

Mr. Utt presented the application. He noted that this is Phase 1 of a multiple phase project. He said the Fredericksburg Park and Shop, consisting of commercial retail shopping, is being divided into two parcels for Phase I and Phase II of Eagle Village of which the Phase I section is to be demolished for this project.

The project will consist of the new construction of two 5-story student dormitories, one 5 story parking garage to accommodate 533 parking spaces with 20,000 square feet of retail below and a 4-story retail/office building with 12,000 square feet and retail restaurant space of 36,000 square feet, and a pedestrian bridge crossing over U.S. Route One which has been submitted under a separate site plan.

The Phase I Eagle village site plan of 7.049 acres will have 6.736 acres of disturbance to develop the proposed 273,846 square foot project which includes parking, retail/office/restaurant space and 624 beds for the dormitories. Total parking provided is 700 spaces with 3 loading spaces. The site contains Resource Protection Areas of which no disturbance is proposed.

Storm water management has been satisfied per the Virginia Stormwater Regulations. The project will have one way access of vehicles on the on the south bound travel lane of route one and have ingress/egress at the intersection of the project at College Avenue and the existing entrance. Vehicle trips per day at this intersection are estimated at 7,662. Travel lanes and pedestrian walks have been incorporated into the plan.

Both water and sanitary sewer service is to be provided by connections to existing City facilities with a proposed water line upgrade.

Mr. Utt said it is the opinion of the city that all of the requirements of the City's Zoning and Subdivision Ordinances have been addressed and satisfied. He added that there was a revision that included additional landscaping and had to adjust the pedestrian access. He distributed the revised plans (overall layout plan and the landscaping plan) to the Planning Commission and allowed them some time to review these new changes.

Mr. Ramoneda asked if the site plan itself actually projects across route one to the triangular portion across the footbridge. He asked if this portion is technically part of the site plan approval.

Mr. Utt said it is under the site plan but that it is under a separate site plan submission.

Mr. Ocel noted that the rezoning has not yet occurred but that City Council held the public hearing on March 10th and first read the ordinance. He said the second reading of the ordinance would not occur for another two weeks but that he expects the rezoning to occur on March 24th. And, he said that what Commissioners are looking at this evening with the site plan is basically the same as what they reviewed on the Generalized Development Plan during the rezoning phase of the subject property.

Mr. Ocel said he believes Mr. Utt was describing the pedestrian access and that one can see that access going across route one and depicted on the plan. He said it connects to a sidewalk that

then goes over to the parking lot, then in front of the 4-story retail office building, and then there is pedestrian access from there along the side of the 4-story retail office building, then in front of the retail building that is underneath the parking deck, and then there is a crosswalk from about in the middle of the retail area, which will go over to Phase II.

Mr. Ocel said one thing that he has been talking with the applicants about is that in order to efficiently, and in the most direct way, get students and any public that are walking from the other side of College Avenue, that want to go over to Phase II, would be to cross Jefferson Davis Highway where the crosswalk is located but then have a sidewalk run directly up alongside the entry road connecting to that crosswalk and over to Phase II.

On several occasions, he said he has observed students walking through there and this is the route they take. He said in fact there is a sidewalk in a portion of that area now a little further up than Einstein Bagels. He said he does not believe that students walking over to Phase II will take the route that is shown on the plan that goes across Jefferson Davis Highway, veer over on the sidewalk, come out in front of the four-story retail building, and then walk in front of the sidewalk for the retail building and then hang a left and go over to Phase II. He said they are going to take the most direct route and that is going to be walking in the drive isle because right next to it is going to be a raised area with curb and guttering with landscaping. He said he did not believe they are going to be able to walk in this area because it is going to be heavily landscaped so they are going to end up walking in the travel ways. He said this is why he has been talking to the applicants about providing a sidewalk there. He noted that it is very tight in that area as far as being able to get the sidewalk in. He said as one can see from the plans, there is going to be four lanes in this area, as opposed to the three that are there now, so that is going to take up some of the available space there. All of the parking areas, the buildings, etc., are engineered and sized according to plans so trying to fit an additional four to five feet is going to be a bit difficult but he said he believes it is something that needs to be pursued to provide direct access for students because he is absolutely sure that is the route they are going to take.

Mr. Whelan clarified that Mr. Ocel is proposing the sidewalk to be located right behind the curb cut, coming right down the road.

Mr. Ocel said this is correct.

Mr. McAfee reminded Commissioners that when the Mixed Use Ordinance was written a provision had been included that said that the infrastructure within it should relate to the entire development into adjacent, existing developments. In this case, he said, we have a hybrid of that in that it is the same development but it is a Phase I and Phase II, and it is an existing development and feature that is used by the public, being Giant and the rest of the development. He said the idea of making sure there is excellent connectivity there and installing the sidewalks is paramount and he hopes to see it happen.

Mr. Whelan asked what the "future development building" is that is depicted on the plans on the other side of Route 1.

Mr. Utt said that is the existing UMW and he believes there are some proposed expansion or redevelopment on that building.

Mr. Ocel asked Mr. Whelan if he was talking about the area located at the foot of the pedestrian bridge.

Mr. Whelan responded yes.

Mr. Ocel said that is going to be a new building.

Ms. Spears said she also believes that it is critical to ensure that the sidewalk discussed by Mr. Ocel and Commissioner McAfee be installed. She said that although it will be a tight space she believes it is imperative to ensure the safety of the students and others that may access the area in that location.

Dr. Gratz said he too echoes Commissioner McAfee and Commissioner Spears' comments. He said he knows all too well that students take the straightest distance between two points rather than walk around. He voiced concern about the terminus of the pedestrian bridge because apparently the plan for this project came about after plans had been pretty much finalized for the University's convocation center and, therefore, the terminus of the pedestrian bridge is going to come out at a place that is not convenient for students to get straight to where they want to go. He said as he understands it, students are going to be expected to go round-about somehow to get from the terminus of the pedestrian bridge in order to get onto the main campus walk. He said he does not believe this will work and perhaps the location of the pedestrian bridge is not the best place for it in terms of being really useful for students to get directly to where they want to go on campus.

Mr. Ocel said that early on in the process, one of the things they discussed was the pedestrian bridge and where to locate it. He said they believe it is in the best location mainly because of where it is in relationship to the intersection of College Avenue and Jefferson Davis Highway and the need for sight distance between the bridge, as you are driving up Jefferson Davis Highway heading south, that you are able to come up on the bridge, get under the bridge, and then to be able to have enough time to see the traffic signal and what is occurring there. He said the sight distance is dictating where the bridge can go because it is at a certain elevation, the lights are at a certain elevation and the speed limit has to be taken into consideration as well. He said moving it further south would be putting it into the future development on the school's property. He said he is aware the Foundation has been working closely with the University about situating the bridge in regard to the new building.

Dr. Gratz said from the looks of things and what he has been told it might have been better to put the bridge further south, at the south edge of the student housing rather than the north edge of it. He voiced his concern again about students taking the most direct route without detours and he hopes the University has given a lot of thought to this.

Mr. Whelan asked if the Commission needs to wait to vote on this item until the Council second reads the ordinance at the end of the month. He also asked if the site plan could be approved without including the bridge.

Mr. Ocel said, as Mr. Utt had stated earlier, the bridge plan is on another site plan so the Commission would be more or less approving the "location" of the bridge and would be in compliance with the GDP. As far as Mr. Whelan's first question, he said, since he is 100% sure the rezoning would be approved at the end of the month, the Commission could approve the site plan contingent upon the rezoning being approved.

Mr. Ramoneda said he wanted to weigh in and agree with most of what he had heard so far from staff and fellow commissioners. When he heard about the pedestrian bridge as being part of the overall general scheme of things to come, he said his hope was that it would pull people off of the crosswalk to minimize the need but it seems that the customers crossing the bridge are the people that are going to and from the dorm but does nothing about the people who are already using the crosswalk. He said his opinion is that the pedestrian bridge is not accomplishing the goal that he had hoped it would accomplish and that people will continue to use the crosswalk to enter the rest of the development.

Mr. Ocel said Mr. Ramoneda is correct in that the main reason for the pedestrian bridge is for students going to and from their dorms and that yes, people will continue to use the crosswalk at the intersection. He said having the bridge there is not going to eliminate people from using the

intersection. He said, as he had mentioned earlier, they had looked at moving the bridge closer to the intersection to try to capture some of that foot traffic but it is getting too close to the intersection and being able to see the signals, etc. He said the City could not approve the bridge being that close to the intersection.

Dr. Gratz reiterated his concern about how accessible and practical the bridge is going to be for students to use.

Mr. Mike Kitchen, Christopher Consultants, Engineers for the applicant. He addressed Commissioners concerns.

- Regarding the intent of the site plan in terms of what structures are intended to be included on the plan: The site plan is intended for the construction of the bridge. There is minimal work that needs to occur on the University side of Rt. 1. But, there will be separate permits pulled for each of the three structures – the retail building – the residential building, and the bridge. This is intended to be one site plan for the entire project.
- As for the proximity of the bridge to the intersection, he said Mr. Ocel is correct that if it is moved you do start running into problems with sight distance and safety issues.
- Intent is to encourage students and residents to use the bridge. The convocation center across the street is currently being expanded by the University and he said that they have accounted for the pedestrian bridge in their plans.

Dr. Gratz referred to the terminus on the east side of the bridge as it comes into the campus and asked if the plan is to have it as a straight shot into the main campus or are the students going to have to come across and do a big loop around one building or another to get back onto the main campus walk.

Mr. Kitchen said he understands Dr. Gratz' concerns. He said there was discussion at one point in time about possibly bringing people right through the building but it was decided it would not work. So now they are proposing to provide a pedestrian path around the building. He added that they had just received the plans that morning and had not had an opportunity to absorb it as yet.

James Lawrence, 802 Caroline Street, said he would like to see plenty of benches located on the proposed development for people to utilize and enjoy.

Being no further comment, Mr. Whelan closed the public hearing on this item.

UNFINISHED BUSINESS/ACTION ITEMS

5. **SUB2009-01: Plat of Subdivision: Lot 8 Cowan Professional Park** - Proposed subdivision of Lot 8, 16.183 acres into two lots at Mary Washington Hospital Medical Campus, the new Lot 8-A will be 6.439 acres and the remaining portion of Lot 8 Moss Free Clinic will be 9.744 acres. The property is Zoned C-T and is shown on Tax Map 300-1-8.

There was no additional discussion on this item.

Ms. Spears made a motion to recommend approval of SUB2009-01.

Mr. McAfee seconded the motion.

Motion carried by a unanimous vote of 6 – 0

6. **SUB2009-02: Plat of Subdivision: Eagle Village:** Proposed subdivision of existing Tax Map 249-2-1257 consisting of 21.1921 acres to be divided into two parcels, Parcel A consisting of 14.0647 acres and Parcel B consisting of 7.0491 acres on Jefferson Davis Highway, Zoned C-SC and is currently under review for Re-Zoning to PD-MU.

There was no additional discussion on this item.

Mr. Ramoneda made a motion to recommend approval of SUB2009-02.

Ms. Spears seconded the motion.

Dr. Gratz noted that as an employee of the University of Mary Washington, he has nothing to do with the Foundation and is able to vote fairly on this application.

Motion carried by a unanimous vote of 6 – 0.

7. **STPN2009-01: Site Plan – Eagle Village Phase I:** Proposed demolition (a group of buildings in the northern portion of the existing Park and Shop Shopping Center) to allow for the new construction of a 5-story, 205,846 square foot student housing building with 156 apartments and 624 beds; a 4-story, 12,000 square foot mixed used building for retail, office or restaurants; and a 5-story, 552 space 206,000 square foot parking deck with a 20,000 square foot retail space under the parking deck. The property is located in the 1100 Block of Jefferson Davis Highway, Tax Map #249, Zoned C-SC, and is currently under review for Re-Zoning to PD-MU.

Mr. Rigual made a motion to approve STPN2009-01

Dr. Gratz seconded the motion with an amendment to include the provision that the proposed Rezoning must first be approved (second read) by City Council.

Mr. Rigual accepted the amendment to the motion.

Motion carried by a unanimous vote of 6 – 0.

OTHER BUSINESS

8. The February 25, 2009 Planning Commission Minutes were approved as submitted.

9. **Planning Commission Comments**

Mr. McAfee asked about the progress of filling the 7th seat on the Commission.

Mr. Ocel said the City Council has set up interviews at the end of the month for vacancies on the PC, BZA and ARB.

Mr. McAfee noted that Commissioners had spoken at the last meeting about beginning the process with the Mixed Use ordinance in the existing developed parts of the City and said he had not seen any action at this point. He asked Mr. Ocel when the Commission could expect something regarding this discussion.

Mr. Ocel said he has minimally just been able to start on this. He said, as he had indicated to Mr. McAfee, as part of that process he would like to get Mr. McAfee into the office to look at some areas on the map and develop some options. He said he would e-mail Mr. McAfee as to a convenient time for this to be accomplished.

10. **Planning Director Comments**

- Provided and update of recent City Council Action at its meeting held on March 10, 2009.
- Mr. Ocel said the Council had met in a work session with the EDA to discuss moving forward in moving forward with the Jumpstart areas. One area of interest would be possible funding for the Lafayette Boulevard Corridor Overlay.
- Need to bring the oversized housing ordinance before council. Asked if commissioners believe another work session may be needed prior to doing this.
- Mr. McAfee said in order to bring the most recent commissioner up to speed, there probably should be one more work session.
- Mr. Whelan asked if Commissioners could discuss the mixed use ordinance at that time as well.
- Mr. Ocel said he would not be in attendance at the meeting on the 25th as he is attending a conference. He said he would send some dates via e-mail to have the work session.

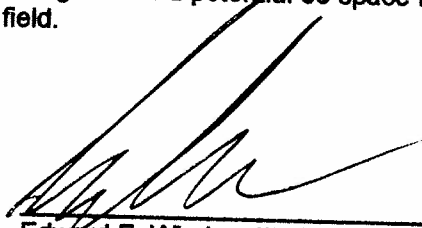
Regarding the Cal; Ripken Sr., Foundation ballpark, Mr. Ramoneda noted that there had been public concern regarding sidewalks and upgrading Wicklow Drive. He asked if there are any plans to accomplish this.

Mr. Ocel said he did not believe there are any plans to do additional upgrades but that he would get a definitive answer from the Director of Public Works.

Mr. McAfee said one of the public concerns with regard to the proposed ballpark was parking bleeding out into the community. And, he said, although he likes to see sidewalks whenever possible or feasible, he wonders if putting sidewalks there wouldn't encourage parking along that area. He said the City needs to look very seriously at this and how it is handled.

Mr. Ocel said that with the 91 space parking lot and a potential 83 space lot, there will be plenty of parking and be closest to the field.

Meeting Adjourned



Edward F. Whelan, III, Chair